104.0	0001	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	769,800 / 769,800
					USE VALUE:	769,800 / 769,800
					ASSESSED:	769,800 / 769,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		COUNTRY CLUB DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VECCHIONE DOMINIC G--ETAL	
Owner 2:	VECCHIONE ELAINE C	
Owner 3:		
Street 1:	3 COUNTRY CLUB DRIVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,560 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 2100 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12560.000	212,000		557,800	769,800
Total Card	0.288	212,000		557,800	769,800
Total Parcel	0.288	212,000		557,800	769,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.57 | /Parcel: 366.5

Legal Description

User Acct 66626

GIS Ref

GIS Ref

Insp Date 09/24/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0001-0001.A

!8239!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	211,900	0	12,560.	557,800	769,700	769,700	Year End Roll	12/18/2019
2019	101	FV	190,400	0	12,560.	557,800	748,200	748,200	Year End Roll	1/3/2019
2018	101	FV	190,400	0	12,560.	478,100	668,500	668,500	Year End Roll	12/20/2017
2017	101	FV	190,400	0	12,560.	446,200	636,600	636,600	Year End Roll	1/3/2017
2016	101	FV	190,400	0	12,560.	382,500	572,900	572,900	Year End	1/4/2016
2015	101	FV	189,400	0	12,560.	342,600	532,000	532,000	Year End Roll	12/11/2014
2014	101	FV	189,400	0	12,560.	317,100	506,500	506,500	Year End Roll	12/16/2013
2013	101	FV	189,400	0	12,560.	302,400	491,800	491,800		12/13/2012

PRINT

Date	Time
12/10/20	22:49:07

LAST REV

Date	Time
10/02/18	08:24:40

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8239

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1007-118		9/1/1990		234,000	No	No		Y

USER DEFINED

Prior Id # 1:	66626
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2013	1240	Re-Roof	7,400	C				
9/18/1997	563	Manual	4,200					WINDOWS/REPLACE SH

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	CC	Chris C
5/5/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
5/29/2009	Measured	189	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	264	PATRIOT
9/6/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12560		Sq. Ft.	Site		0	70.	0.63	4									557,764						557,800	

Total AC/HA: 0.28834 | Total SF/SM: 12560 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 557,764 | Spl Credit | Total: 557,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00289965
Adj $ / SQ:	128.622
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307185
Depreciation:	95227
Depreciated Total:	211958

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

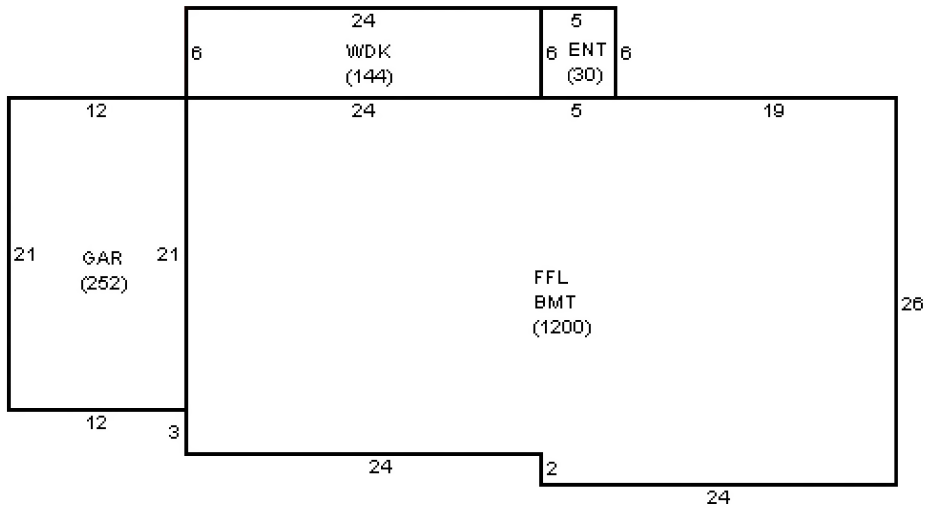
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	128.62
Special Features:	0	Val/Su Net:	75.02
Final Total:	212000	Val/Su SzAd	176.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,200	57.400	68,877
FFL	First Floor	1,200	128.620	154,346
GAR	Garage	252	24.990	6,298
WDK	Deck	144	12.980	1,869
ENT	ENTRY	30	26.480	794

Net Sketched Area: 2,826 | Total: 232,184

Size Ad 1200 | Gross Are 2826 | FinArea 2100

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: